094.0	0004	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	717,800 /	717,800
					USE VALUE:	717,800 /	717,800
					ASSESSED:	717,800 /	717,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRAY DEBORAH A
Owner 2:	OPPENHEIM KEITH R
Owner 3:	
Street 1:	26 PETER TUFTS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARMODY CHRISTOPHER -
Owner 2:	CARMODY MINDY -
Street 1:	26 PETER TUFTS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,668 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Asbestos Exterior and 1228 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7668.000	262,100	700	455,000	717,800
Total Card	0.176	262,100	700	455,000	717,800
Total Parcel	0.176	262,100	700	455,000	717,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 584.53 | /Parcel: 584.5

Legal Description

User Acct 61667

GIS Ref

GIS Ref

Insp Date 08/16/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 094.0-0004-0004.0

!7739!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,300	700	7,668.	455,000	718,000	718,000	Year End Roll	12/18/2019
2019	101	FV	217,300	700	7,668.	461,500	679,500	679,500	Year End Roll	1/3/2019
2018	101	FV	228,000	0	7,668.	344,500	572,500	572,500	Year End Roll	12/20/2017
2017	101	FV	228,000	0	7,668.	312,000	540,000	540,000	Year End Roll	1/3/2017
2016	101	FV	228,000	0	7,668.	299,000	527,000	527,000	Year End	1/4/2016
2015	101	FV	222,900	0	7,668.	253,500	476,400	476,400	Year End Roll	12/11/2014
2014	101	FV	222,900	0	7,668.	240,500	463,400	463,400	Year End Roll	12/16/2013
2013	101	FV	222,900	0	7,668.	228,800	451,700	451,700		12/13/2012

PRINT

Date	Time
12/10/20	22:21:03

LAST REV

Date	Time
08/31/18	09:02:46

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7739

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARMODY CHRISTO	51312-498		6/16/2008	Change>Sale	489,000	No	No		
STEFANEY ANNA	50349-551		11/15/2007	Change>Sale	320,000	No	No		
	12014-542		5/10/1971			No	No		N

USER DEFINED

Prior Id # 1:	61667
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2007	1053	Redo Kit	20,000	C		G9	GR FY09	re-do bath add 1/2
10/16/2007	948	Re-Roof	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Meas/Inspect	BS	Barbara S
4/2/2009	Measured	372	PATRIOT
3/10/2000	Mailer Sent		
2/1/2000	Measured	197	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7668		Sq. Ft.	Site		0	70.	0.85	5									455,028						455,000	

Total AC/HA: 0.17603 | Total SF/SM: 7668 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 455,028 | Spl Credit | Total: 455,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.95940399
Adj $ / SQ:	161.899
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321938
Depreciation:	59880
Depreciated Total:	262058

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

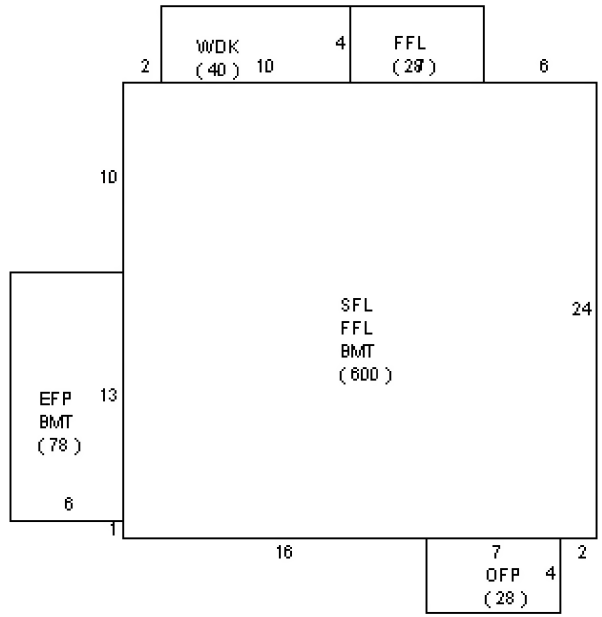
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	678	48.570	32,930
FFL	First Floor	628	161.900	101,673
SFL	Second Floor	600	161.900	97,140
EFP	Enclos Porch	78	59.610	4,649
WDK	Deck	40	15.350	614
OFP	Open Porch	28	42.210	1,182

Net Sketched Area:	2,052			Total:	238,188
Size Ad	1228	Gross Are	2052	FinArea	1228

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	161.90
Special Features:	0	Val/Su Net:	127.73
Final Total:	262100	Val/Su SzAd	213.44

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 094.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2008	0.00	T	8.8	101						
19	Patio	D	Y	1	10X17	A	AV	2008	4.46	T	8.8	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700